

22 Llanforda Mead Oswestry SY11 1TS



3 Bedroom Bungalow - Detached
Offers In The Region Of £349,950

The features

- SPACIOUS THREE BEDROOM DETACHED BUNGALOW
- GENEROUS SIZED LOUNGE AND GARDEN ROOM
- FURTHER DOUBLE BEDROOM/ STUDY AND SHOWER ROOM
- WELL ESTABLISHED ENCLOSED REAR GARDEN
- VIEWINGS ESSENTIAL
- ENVIABLE POSITION ON THE EDGE OF THE MARKET TOWN
- FITTED KITCHEN WITH OVEN AND DINING ROOM
- DRIVEWAY AND GARAGE WITH OFF ROAD PARKING
- ENERGY PERFORMANCE CERTIFICATE ' '



***** EXCELLENT 3 BEDROOM DETACHED BUNGALOW *****

An opportunity to purchase this deceptively spacious, 3 bedroom detached bungalow, perfect for those looking to downsize yet still require space.

Occupying an enviable position in this sought after position a short stroll from the supermarket and excellent range of amenities the busy market Town has to offer. For commuters there is also ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall, good sized Lounge/Dining Room, lovely Conservatory, attractive Kitchen, 3 Double Bedrooms and Bathroom.

The property has the added benefit of gas central heating, double glazing, driveway with parking, garage and lovely enclosed rear garden.

Viewing highly recommended and offered for sale with no upward chain.

Property details

LOCATION

The property occupies an enviable position on the edge of this popular and busy market Town. A short stroll from all amenities of the Town Centre including schools, banks, supermarkets, independent stores, restaurants and public houses, doctors and churches. There is ease of access to the A5 motorway network to both Chester and the County Town of Shrewsbury and the nearby railway station at Gobowen.

RECEPTION HALL

Covered entrance with door leading into the Reception Hall. Access to loft space. Radiator, door leading into,

LOUNGE

Naturally well lit with window to the front and two windows to the side aspect. Feature fireplace with surround and hearth housing electric fire. Radiator.

KITCHEN

The kitchen has been fitted with a modern range of shaker style fronted base level units comprising of cupboards and drawers with work surface over. Single drainer sink set into base level unit, integrated oven/ grill and inset four ring electric hob. Space for freestanding fridge/ freezer, further range of wall mounted units, window to the side aspect and door leading into the Rear Garden.

DINING ROOM

With window to the front aspect, coved ceiling. Radiator.

BEDROOM 1

With window to the front and side aspect with range of fitted units comprising of wardrobes and drawers. Radiators.

BEDROOM 2

With French doors to the rear aspect leading into the Rear Garden. Fitted wardrobes. Radiator.

BEDROOM 3/ STUDY

A versatile room with mixed uses, window to the side aspect. Radiator.

SHOWER ROOM

With window to the side aspect and suite comprising of shower cubicle, vanity unit with wash hand basin and WC. Tiled walls and flooring, radiator.

GARDEN ROOM

Being of brick base and sealed unit. Tiled flooring, entrance door from the Garden.

GARAGE

With electric roller door to the front aspect, lighting and further door to the side aspect.

OUTSIDE

Large tarmac driveway with ample parking to the front aspect leading to the garage and entrance door. Area laid with lawn and range of specimen trees and shrubs. Access gate leads into the Rear Garden.

The rear garden has a paved patio perfect for entertaining with friends and family. Area laid with lawn, bordered by gravel pathway and flower borders with range of established shrubs. Enclosed with fencing.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold . We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that all mains utilities are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band - again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

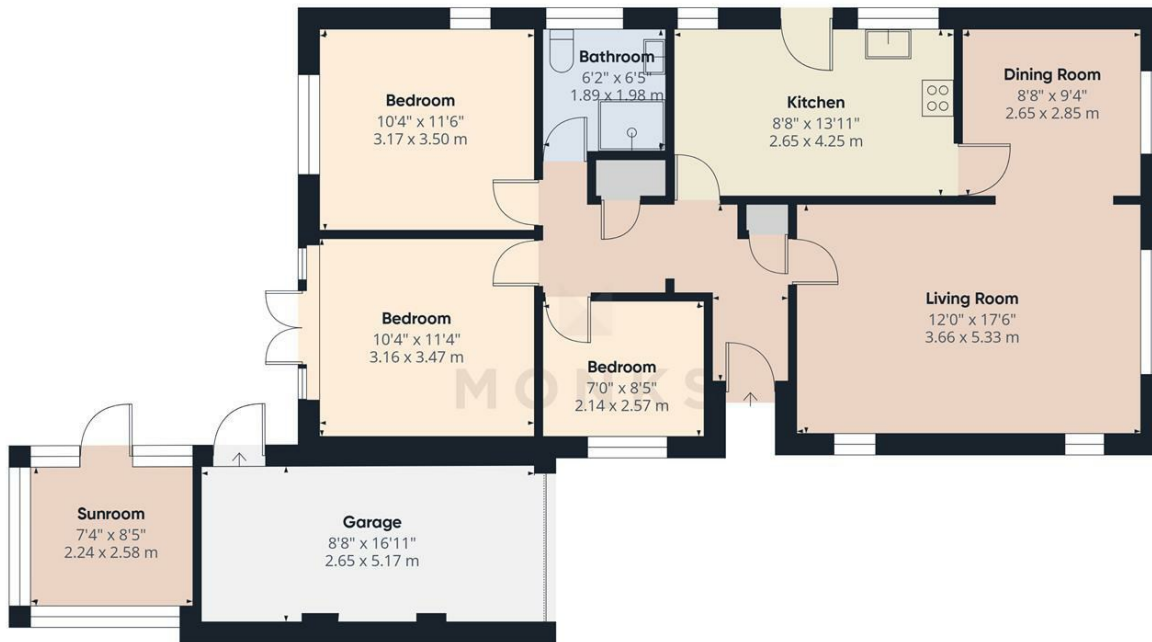
NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

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Approximate total area[®]
1072 ft²
99.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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We're available 7 days a week

HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.

- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.

- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.

- Electrics and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.